



# Town of Carlisle

MASSACHUSETTS 01741

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Office of

## PLANNING BOARD

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### MINUTES

May 24, 2004

#### Minutes

**Development of digital town-wide parcel data layer and GIS technical support [Applied Geographics]**

**Review of Site Plan [pump station building and access road only] for construction of wastewater treatment facility at the Carlisle Public Schools, 83 School Street, Map 14, Parcel 28 to prepare recommendations to the Board of Selectmen in accordance with Sec. 7.6 of the Zoning Bylaws (submitted by the Carlisle Public Schools)**

**Review of proposed Rules and Regulations Governing Scenic Roads, pursuant to Sec. 12.6 of Scenic Roads bylaw, as amended 5/03/04**

**Public discussion and review of plans for 189 ft. high wireless communications tower and facilities proposed by AT&T Wireless, Sprint Spectrum and American Tower Corporation at 871 Bedford Road (Map 11, Lot 1), as required by entry of Final Judgment in settlement of litigation in U.S. District Court v. Carlisle Zoning Board of Appeals (conditions may be proposed before 5/26/04)**

**Request for additional extension of time to complete Pine Meadow Definitive Subdivision Plan (Davis Road, Map 13, Lots 76-1 through 76-15) [Request of William Costello]**

**Request for additional extension of time to complete Wilkins Lane Definitive Subdivision Plan (Map 29, Lots 28B1, 6-39B, 7C-2 and 7C-3) [Request of William Costello]**

**Assignment of Review Engineer for Common Driveway Special Permit Application, 186 Rutland Street (Blanchard, applicant)**

Chair Louise Hara called the meeting to order at 7:30 p.m. in the Heald Room at Town Hall. Board members David Freedman, Dan Holzman and Tom Lane were present along with Associate Planning Board members Ray Bahr and Rich Boulé. Members Michael Abend, Rich Colman and Phyllis Zinicola were not in attendance this evening. Planning Administrator George Mansfield and Administrative Assistant Anja Stam were also present. Mosquito reporter Ali Walsh attended most of the meeting.

#### Minutes

The minutes of 5/10/04 were reviewed. Freedman and Hara each suggested changes. The Board agreed and Freedman **moved to approve the minutes of May 10, 2004 as amended.** Lane seconded the motion and it carried 3-1 with Holzman opposed.

The Board also reviewed executive session minutes of the same date. **Freedman moved to accept the executive session minutes of May 10, 2004 as drafted.** Lane seconded the motion and it carried 4-0.

### **Development of digital town-wide parcel data layer and GIS technical support [Applied Geographics]**

Mansfield reported that the GIS parcel data layer is expected to be delivered by Wednesday of this week. Mansfield noted that a Civil Engineering student from WPI, with an interest in planning, has expressed an interest in working as a summer intern. The PA noted that the intern could research the common driveway files in order to provide information to Applied Geographics for a GIS common driveway data layer as well as assemble data to update the maps to 2004. The Board agreed that this would be very helpful and Freedman **moved to allow the PA to pursue the hiring of an intern for this project.** Holzman seconded the motion and it carried 4-0. The Board also agreed that the Applied Geographics contract should be extended to complete the common driveway layer and update the maps.

### **Review of Site Plan [pump station building and access road only] for construction of wastewater treatment facility at the Carlisle Public Schools, 83 School Street, Map 14, Parcel 28 to prepare recommendations to the Board of Selectmen in accordance with Sec. 7.6 of the Zoning Bylaws (submitted by the Carlisle Public Schools)**

Steve Moore of the School Building Committee and School Superintendent Davida Fox-Melanson were present with their engineer Ben Horner of Hoyle, Tanner and Associates.

The fire chief had asked for revisions to the original design of the access road. He asked that the entrance be moved and that the roadway grade be reduced from 15% to 10%. The revised plans showed this change, with the pump house in almost the same location. The pump house has been moved an additional five feet away from the property line in order to provide a greater buffer to the abutting church property. Moore presented a memo from the fire chief approving the revised plan. The revised plan submitted this evening showed a new "Option B" which minimizes the curve in the access road. Moore said that he spoke with the fire chief this morning and the Chief approves of "Option B." He did request, however, that the curve be banked slightly and that guardrails be installed on the downhill side of the road. Moore also said that the Building Committee is proposing rumble strips in the paving to deter skate boarding.

Horner showed that the roadway runoff would collect on the uphill side of the roadway and he proposed culverts under the road to drain this area. The Board suggested using level spreaders and riprap to prevent gullies from forming at the culvert discharge. The Board also suggested a pedestrian crossing sign and a crosswalk painted on the access drive where the footpath crosses it.

In response to the Board's question, Horner stated that there would be very little noise outside the pump house.

The Board agreed to recommend approval to the Board of Selectmen with the condition that drainage calculations be provided to the Planning Board for review. The recommendation will include the Building Inspector's request that the access road and pump house be built under controlled construction. The access road shall also be ten feet wide with five-foot shoulders and a fifty-foot turning radius shall be provided at the pump house turnaround. Mansfield was directed to draft a memo with these recommendations to the Board of Selectmen.

### **Review of proposed Rules and Regulations Governing Scenic Roads, pursuant to Sec. 12.6 of Scenic Roads bylaw, as amended 5/03/04**

The Board reviewed Freedman's revised draft of the Scenic Road Rules and Regulations. Freedman explained that he was unable to find a consistent and useable definition for the term "right-of-way" and therefore did not include it in the list of definitions. Several clarifications were made and Hara suggested attaching an applications checklist to rules and regulations. At 9:00 p.m., Holzman **moved to table this discussion and return to it later in the meeting.** Freedman seconded the motion and it carried 4-0.

### **Public discussion and review of plans for 189 ft. high wireless communications tower and facilities proposed by AT&T Wireless, Sprint Spectrum and American Tower Corporation at 871 Bedford Road (Map 11, Lot 1), as required by entry of Final Judgment in settlement of litigation in U.S. District Court v. Carlisle Zoning Board of Appeals (conditions may be proposed before 5/26/04)**

Town Counsel Kim Saillant and attorney for the telecommunications providers Doug Wilkins were present. Town Administrator Madonna McKenzie and Building Inspector Bob Koning were also present. Matthew Hamor of Bedford Road and Marilyn Saunders of Canterbury Court were also in attendance for this discussion.

The Board reviewed the draft conditions prepared by Town Counsel based on the Board's comments at the previous meeting. The telecommunications providers will be insured for \$2,500,000 (two million five hundred thousand) dollars. The Board questioned how this number might be adjusted in the future, to allow for inflation. Saillant said that this issue should not concern the Board because the Town does not have liability on this property.

In a memo from the Police Chief dated 5/24/04, he recommended an eight-foot high chain link fence, topped with barbed wire and "No Trespassing" signs on all four sides. The Board discussed this recommendation and concluded that condition #13 should include the fencing as recommended by the Police Chief, but the fence shall not be topped with barbed wire.

The Board requested that an additional condition be added to specify that the agreement runs with the land. Holzman also suggested that a condition be added requiring that the final accepted conditions be filed with the registry of deeds.

The Board reviewed a memo from the Fire Chief dated May 17, 2004. Hara noted that the Chief seems to be making recommendations based on public roadway requirements, while this application is simply a private driveway with an accessory use to a single residence.

Hamor disagreed, noting that this property will actually have both residential and commercial uses. He presented some articles documenting accidents and rescue attempts at cell towers. Holzman explained that a fire department is not obligated to undertake a rescue operation if it does not have the proper equipment. He noted that the tower companies train their workers for climbing, and assume responsibility for their safety and rescue if necessary. Hara noted further that this is not a high occupancy facility and a maximum of twelve vehicle trips is expected per month. She said that she has been researching this issue and has not found any standard requirements for cell tower access roads. Holzman noted that in some rural areas, towers are actually built with no roads and the sites are accessed on foot or by helicopter.

Freedman suggested leaving the roadway requirements as written in condition #3, but adding a condition requiring separate identification for the tower and residence if using automatic fire alarms. He also recommended modifying the conditions to require a "permanent" sign at the fork in the access road, that the specifications on the back-up batteries will be provided to the fire chief, and that the T-turnaround at the facility shall be suitable for a WB-50 vehicle.

Hamor said that the site is near a water recharge area. Mansfield explained that he gave a copy of Hamor's 5/24/04 letter to the Board of Health agent. She noted that there is a 2000-foot separation between the proposed facility and the aquifer, and therefore not a Board of Health concern.

Holzman suggested that Town Counsel write a letter to the telecommunications providers reminding them that the court order does not relieve them of their obligation to comply with State and Federal requirements such as DEP and EPA.

Saillant agreed to write this letter and to make the final revisions to the conditions. She read the conditions as amended and Freedman **moved to submit these conditions as required by the final agreement for judgement.** Lane seconded the motion and it carried 4-0.

**Request for additional extension of time to complete Pine Meadow Definitive Subdivision Plan (Davis Road, Map 13, Lots 76-1 through 76-15) [Request of William Costello]**

At the applicant's request, Freedman **moved to extend the completion date of the Pine Meadow Definitive Subdivision Plan to August 30, 2004.** Holzman seconded the motion and it carried 4-0.

**Request for additional extension of time to complete Wilkins Lane Definitive Subdivision Plan (Map 29, Lots 28B1, 6-39B, 7C-2 and 7C-3) [Request of William Costello]**

At the applicant's request, Freedman **moved to extend the completion date of the Wilkins Lane Definitive Subdivision Plan to August 30, 2004.** Lane seconded the motion and it carried 4-0.

**Assignment of Review Engineer for Common Driveway Special Permit Application, 186 Rutland Street (Blanchard, applicant)**

Mansfield explained that this is a proposal for a two lot common driveway with no wetland crossing. The Board assigned LandTech as the review engineer.

The Board discussed interviewing other potential review engineers for future applications and projects. Holzman recommended considering Cal Goldsmith of GPR.

**Review of proposed Rules and Regulations Governing Scenic Roads, pursuant to Sec. 12.6 of Scenic Roads bylaw, as amended 5/03/04**

After completing review of, and agreeing to a few changes in the draft rules and regulations, the Board asked the staff to forward the revised draft to the following town boards and committees for review: Board of Selectmen, Board of Health, Conservation Commission, Historical Commission, Department of Public Works, Pedestrian/Bike Safety Committee, Building Inspector and Zoning Board of Appeals.

At 11:30 p.m., the Board unanimously adjourned the meeting.

Respectfully submitted,

Anja M. Stam  
Administrative Assistant